



**Address:** [413 S WILLOW ST](#)  
**City:** MANSFIELD  
**Georeference:** 18340-20-16  
**Subdivision:** HILLCREST ADDITION - MANSFIELD  
**Neighborhood Code:** 1M800F

**Latitude:** 32.5601212445  
**Longitude:** -97.1269324611  
**TAD Map:** 2114-324  
**MAPSCO:** TAR-124U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HILLCREST ADDITION -  
MANSFIELD Block 20 Lot 16

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01285017

**Site Name:** HILLCREST ADDITION - MANSFIELD-20-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,303

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,071

**Land Acres<sup>\*</sup>:** 0.1623

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRICON SFR 2020-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	<a href="#">D216251785</a>		
TAH HOLDINGS LP	2/5/2016	<a href="#">D216027131</a>		
HARTMAN BENJAMIN	12/4/2015	<a href="#">D215277042</a>		
RYAN FRIEDA DIANE	3/28/1988	000000000000000	0000000	0000000
RYAN FREIDA;RYAN THOMAS	9/27/1985	00083210001457	0008321	0001457
RYAN THOMAS W	10/27/1983	00076520000849	0007652	0000849

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$163,963	\$40,000	\$203,963	\$203,963
2024	\$205,000	\$40,000	\$245,000	\$245,000
2023	\$231,533	\$40,000	\$271,533	\$271,533
2022	\$190,298	\$20,000	\$210,298	\$210,298
2021	\$153,708	\$20,000	\$173,708	\$173,708
2020	\$153,708	\$20,000	\$173,708	\$173,708

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.